

MINUTES OF THE MEETING OF THE WATER ORTON MAINTENANCE SUB-COMMITEE

held at the Pavilion, Openfield Croft, at 10.00 am on Thursday 14 March 2024

Present: Cllr. S Stuart, Cllr. K Brown, Cllr. C Chown, Cllr.W Rees

Guests in Attendance: 12 (including representative from Warwickshire Property and Development Group, (WPDG) and a representative from Countryside

Minute Taker & Clerk: Rachel Scully, clerk@wopc.org.uk

The Clerk opened the meeting at 10.00 am

Agenda Item:	Minute:	Action:
	Election of Chair:	
	It was RESOLVED to approve that Cllr. Stuart would take the Chair for this meeting.	
	Public Participation:	
	The meeting was adjourned to allow for public participation. The Chair opened the meeting at 10.25 am	
M24.01	Apologies:	
	No apologies	
M24.02	Declarations of Interest and dispensations:	
	There were no declarations of interest and dispensations.	
M24.03	Water Orton Development Site-Former Primary School	
	The following questions and items raised by the public and the Parish Council that remained unanswered identified in the Minutes from the Parish Council Meeting held on 30 November 2024, Minute Ref: 23.117 , were responded to:	
3a)	To provide the traffic impact assessment report in relation to the proposed entrance roads and impact on the village. <u>Response</u> It was explained by WDPG normally works would involve widening the road which would not be workable in this case as the plan is for the old building to be maintained. A reasonable solution is currently in the process of being explored with highways. The traffic impact assessment would be part of the planning application. The Clerk would be forwarded information.	
b)	To provide an update about the work to follow regarding the junction with Vicarage Lane. <u>Response</u> There are ongoing technical discussions taking place on the issue of safe access, with all the necessary various people involved.	

	<p>c) To report and clarify the position regarding the substation, is it going to be standalone, or piggybacking the existing network (as this would impact the network which is already struggling).</p> <p><u>Response</u> The existing sub-station would service the properties. It was explained that the original national grid has been up graded, and HS2 have found an alternative.</p> <p>d) To report the impact on the local sewage due to there being an existing problem with the sewage on the site, there are concerns that the increased volume and existing pipework may not cope.</p> <p><u>Response</u> It was explained that the problems with the sewage are different to the flooding issues. Severn Trent had carried out a report and there was separate storm drainage.</p> <p>e) To comment and explain the works that have been carried out on the site such as telecom and water services, despite the fact full planning permission has not yet been granted.</p> <p><u>Response</u> Early in the process conversations had taken place with the utility companies. The utility companies then attended the site to carry out works which WDPG and Warwickshire County Council had no knowledge. The utility companies were told to stop the works when they became aware.</p> <p>f) To provide revised layout plan, due to the Village Pound not being correctly displayed.</p> <p><u>Response</u> The latest plan was made available and would be uploaded onto the Warwickshire County Councils' planning portal.</p>	
M24.04	Water Orton Development Site-Former Primary School Revisions and revised plans- realignment of the footpath	
4a)	<p>At the Parish Council Meeting held on 25 January 2024 under Minute Ref:24.13</p> <p>The proposal for moving/ realignment of the footpath in the outlined revised plans was not accepted. The Parish Council had been asked to make a decision regarding community funding and local schemes which the Parish Council expressed an interest in but should not be linked to the development</p> <p>WDPG further discussed the following:</p> <p>The proposal for moving/realignment of the footpath as outlined in the revised plans.</p> <p><u>Response</u> It was explained the proposed options to move/realign the footpath would be to facilitate the plan to retain the building in Attleboro Lane, to avoid any conflict with the highways authority, and achieve the most financially</p>	

	<p>practical solution which would satisfy highways. There would be no costs involved to the Parish Council.</p> <p>It was explained that if the Parish Council considered moving the footpath, it would need to be dealt with by some form of licence which would need to be drafted.</p> <p>WDPG mentioned they would be prepared to attend a meeting as a consultation event.</p> <p>b) To further discuss and explain the community funding and local schemes.</p> <p><u>Response</u> The purpose of the community funding and local schemes would be to seek the opportunity to enhance the village green, or carry out maintenance works for the Parish Council whilst doing the works relating to the development.</p> <p>c) To make any further proposed recommendations, to be discussed and considered at the Water Orton Parish Council meeting to be held on Thursday 28 March 2024 at 7.00pm</p> <p>The Maintenance Sub-Committee resolved that before considering the proposed realignment/moving of the footpath the Parish Council would need to undertake further investigations and explore the wider consequences which would involve the following matters:</p> <ol style="list-style-type: none"> 1. The safety issues and ensuring that there would be a safe village environment. 2. The effect on the children's play area. 3. A qualities impact assessment. 4. Any cost implications to the Parish Council. <p>It was stressed that all concerns would need to be met by WDPG.</p> <p>Cllr Brown was asked to prepare a report to present to the Parish Council meeting, on Thursday 28 March 2024 at 7.00pm, for further discussion to take place, and to consider whether a separate meeting should be held at the end of April 2024.</p>	KB
M24.05	Date, Time and Place of the next Maintenance Committee Meeting	
	There was no future time, date & place for next Maintenance Committee meeting set down.	

There being no further business the Chair declared the meeting closed at 12.15 pm.

Signed:.....

Dated:.....

Chairman Initials.....

DRAFT